

**MINUTES
BARTHOLOMEW COUNTY PLAN COMMISSION MEETING
JULY 13, 2011 AT 8:30 A.M.
CITY COUNCIL CHAMBERS, 123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Zack Ellison (President), Phyllis Apple, Paul Franke, Jorge Morales, Tom Finke, Lisa Moore, Jim Reed and Dave Hayward (City Plan Commission Liaison).

Members Absent: Don Meier and Mike Ferree.

Staff Present: Jeff Bergman, Thom Weintraut, Sondra Bohn, Danny Hollander, (County Engineer), and Cindy Boll (Deputy County Attorney).

CONSENT AGENDA

Minutes of the May 11, 2011 Meeting (Approval and Signing).

Motion: Mr. Reed made a motion to approve the minutes. Mr. Franke seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-11-01: Victor Davis- a request by Victor Davis to rezone a property totaling 17.06 acres from I1 (Light Industrial) to CR (Regional Commercial). The property is located at 11490 N U.S. 31 in German Township.

Mr. Weintraut presented the background information on this request.

Mr. Ellison stated that there is a committee that has been studying the Northern Gateway entrance into Bartholomew County. He stated it is important to talk about how this is planned and there is potential in that area for development.

Ms. Shelia Davis represented the petitioner.

Mr. Ellison opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Ellison closed the meeting to the public.

Mr. Franke asked if the hatched line in the aerial photo would be rezoned. Mr. Bergman stated yes. He stated that the Zoning Ordinance states that if you have a lot, which includes the area with the hatched line, and if there are two different zonings listed, the zoning that covers the majority of the lot controls the entire property. He stated in this case the majority of the lot is zoned industrial and the entire property would have to be used for that. Mr. Bergman stated the antique business would not be a permitted use in that zoning district.

Mr. Ellison stated it was his opinion that the proper zoning should be in place, and to make sure the reserve right- of- way placed on this property by a previous plat is protected as a transportation provider to the businesses that will be developed in that area. Mr. Ellison stated the traffic flow needs to be improved.

Mr. Morales stated it was his opinion that the traffic in that area was congested, but it would have no impact on the rezoning. Mr. Weintraut stated if the condition was attached this would insure any future development on the site would require the street in the right-of-way to be constructed

Ms. Moore stated that in the future if development occurs the traffic would be directed toward Hartman Drive and they would use the stoplight.

Motion: Mr. Finke made a motion to send a favorable recommendation to the Bartholomew County Commissioners with the following condition: (1) any future development on Lot A2A of the Roberts/Adesa Administrative Subdivision will require the extension of Hartman Drive (as a public street) south to connect to Willoughby Drive. Mr. Reed seconded the motion and it carried with a vote of 7-0.

General Resolution 2011-02 (Subdivision Control Ordinance Revisions) – a resolution recommending to the Board of County Commissioners approval of an ordinance amending the Bartholomew County Subdivision Control Ordinance.

Mr. Bergman presented the background information on this resolution.

Mr. Bergman stated there have been some further revisions made to the proposed changes to the Subdivision Control Ordinance. He stated at last month's meeting a decision was made to proceed and the document that is in the packets is the final draft to be approved. It is ready for public hearing today and a recommendation to the County Commissioners.

Mr. Bergman stated the staff had have been in discussion with the local surveyors and they have made some minor comments and those have been incorporated into the document. He stated the document is ready to move forward.

Mr. Ellison opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Ellison closed the meeting to the public.

Motion: Ms. Apple made a motion to forward **General Resolution 2011-02 (Subdivision Control Ordinance Revisions)** to the Bartholomew County Commissioners with a favorable

recommendation. Ms. Moore seconded the motion and it carried with a vote of 7-0.

General Resolution 2011-03 (Zoning Ordinance Maintenance Revisions) – a resolution approving the changes made by the Board of Commissioners in its adoption of the 2011 maintenance revisions of the Columbus and Bartholomew County Zoning Ordinance for the jurisdiction of Bartholomew County.

Mr. Bergman stated the Plan Commission had considered over seventy zoning ordinance maintenance revisions that have been assembled over the last year. He stated a parallel process has been underway with the City Plan Commission and the City Council. Mr. Bergman stated when the city item got to the City Council there were a few questions that led to some minor revisions. He stated at staff level he had asked the Bartholomew County Commissioners to consider the changes in their actions so that the Zoning Ordinance for the City and County would remain consistent

Mr. Bergman stated that the County is not under any obligations to make these same changes, even though the City did. He stated if there is anything in the changes that the members object to they are under no obligations to approve it.

Mr. Bergman stated that since the County Commissioners made the changes, the revisions must come back to the Plan Commission to affirm the changes that the Commissioners made. He stated if this is approved at this meeting the Ordinance is adopted. If the Commission disagrees with any of these items it will go back to the County Commissioners.

Mr. Bergman stated the City Council asked about the original language for the size of a dumpster enclosure being 6 cubic feet in size and they asked how that would compare to the 96 gallon trash totter. He stated the 96 gallon trash totter is more than 6-cubic feet, which would have required them to be screened, and that was not the intent of the ordinance, nor did the City Council think that was a good regulation. He stated staff was asked to research that and the requirement was changed to read that all dumpsters and other similar trash containers with a capacity of 2 cubic yards or greater shall be screened.

Mr. Hayward stated that the screening of dumpsters had been limited to wood, stone or masonry construction, but what about new modern buildings with some kind of material that would be more appropriate with the architecture of the new construction. He asked if staff wanted to exclude this from the ordinance. He stated the gates were to be opaque, but it doesn't say what kind of material should be used. Mr. Bergman stated it was his opinion the interpretation of this ordinance has been generous with the kind of materials that have been allowed for the screening and construction of gates. Mr. Bergman stated the conversations regarding the screening have been to avoid a chain link enclosure.

Mr. Hayward stated the wording could be changed on the next round of revisions.

Mr. Morales stated if we are going to approve the revisions it should be done right. He stated it was his opinion that the wording about the dumpster enclosure should be changed at this time before approval

Mr. Reed indicated that the staff should also research if the screening would apply to agricultural

properties as written. He indicated that if it did it should be changed.

Mr. Ellison opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Ellison closed the meeting to the public.

Mr. Bergman stated that staff would change the wording of the ordinance and bring it back to the Plan Commission members for review.

Motion: Mr. Morales made a motion to continue this request to the August 10, 2011 meeting. Ms. Apple seconded the motion and it carried with a vote of 7-0.

DISCUSSION ITEMS

Discussion of Flood Regulation Study Committee and Process

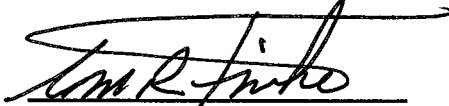
Mr. Bergman stated that he Plan Commission members met last Friday to go over the letters from the public who had volunteered to serve on the study committee. He stated there were sixteen applicants that were interested from the City and County. He stated staff was waiting on who the City Council would select as their member and at that point would have a complete committee.

Mr. Bergman stated staff would be contacting these people to set up the first meeting sometime in early August 2011. Mr. Bergman stated that Mr. Finke and Mr. Franke had been present during the selection. Mr. Finke stated it was his opinion that there was a good group of people.

DIRECTORS REPORT

ADJOURNMENT: 9:30 a.m.


Zack Ellison, President


Tom R. Finke, Secretary